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| <b>D</b> | <b>WHAT IS THE CLARKE COUNTY COMPREHENSIVE PLAN?</b> |
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The [2022 Clarke County Comprehensive Plan](#) (adopted September 20, 2022) combines long-range planning with guidelines for making tomorrow’s decisions. It is developed for the citizens of the County and thus considers many diverse interests. Most important, it provides an outline for future land-use decisions that balance diverse interests and are based upon the goals, objectives, and policies of the County.

The Comprehensive Plan provides a vision for how a community should grow in the future. It is typically long-range and forward-looking, addressing a wide range of issues and questions relating to land use, community facilities, infrastructure, preservation, community character, and economic development among other topics.

It is important to understand that the Comprehensive Plan is an adopted guideline and not a law or regulatory tool. The Plan provides specific recommendations on land use tools that should be implemented to further the Plan’s Goals, Objectives, and Policies. These tools can come in the form of regulations, such as changes to the County Code or Zoning and Subdivision Ordinances. They can also come in the form of more detailed plans such as the Implementing Component Plans, or in programs and processes such as a Capital Improvement Planning program. Implementing the Plan’s recommendations via these tools is the most critical element to ensure that the Plan’s strategies are followed.

The Comprehensive Plan consists of two components – a base Plan document and various Implementing Component Plans. The base Plan document contains background information on the County’s history and characteristics, demographic and statistical information, and general goals, objectives and policies. The Implementing Component Plans are separate specialized documents that provide detailed implementation strategies on specific topic areas outlined in the base Plan. There are a total of 9 Implementing Component Plans:

- Transportation Plan
- Agricultural Land Plan
- Mountain Land Plan
- Recreation Plan
- Historic Resources Plan
- Water Resources Plan
- Berryville Area Plan
- Waterloo Area Plan
- Double Tollgate Area Plan

The Comprehensive Plan and Implementing Component Plans are evaluated once every five years in accord with Code of Virginia requirements to determine whether the Plans need to be updated. Interim or piecemeal amendments of these Plans are strongly discouraged. Copies of the Comprehensive Plan and Implementing Component Plans can be downloaded from the County website ([www.clarkecounty.gov](http://www.clarkecounty.gov)) or purchased from the Department of Planning.